



PLANNING COMMISSION AGENDA

TUESDAY, December 15, 2015

6:00 P.M CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the **November 6, 2015** Pre-Planning Commission Minutes
Approval of the **November 9, 2015** Planning Commission Meeting Minutes
Approval of the **November 16, 2015** Planning Commission Workshop Minutes
Approval of the **December 11, 2015** Pre-Planning Commission Minutes

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

V. CONTINUANCE:

A. PC15-659FSI, Final Site Plan, Monocacy Pump Station

The Applicant is requesting a 30 day continuance to the January 11, 2016 meeting.
(NAC #4)(Marsh)

B. PC15-660FSU, Final Subdivision Plat, Monocacy Pump Station

The Applicant is requesting a 30 day continuance to the January 11, 2016 meeting.
(NAC #4)(Marsh)

C. PC15-661FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Monocacy Pump Station

The Applicant is requesting a 30 day continuance to the January 11, 2016 meeting.
(NAC #4)(Marsh)

VI. NEW BUSINESS:

D. PC15-653FSI, Final Site Plan, Monocacy Substation

****WITHDRAWN****

E. PC15-742FSI, Final Site Plan, Givens Collision Repair Building Addition

The Applicant is requesting final site plan approval for the construction of a 5,000 square foot addition to the existing car repair and body shop/office facility located at 1529 Tilco Drive.
(NAC #12)(Marsh)

F. PC15-731FSU, Final Subdivision Plat, Caidlyn Addition

The Applicant is requesting approval of a final subdivision plat for the purposes of transferring 19 acres from the Oden Property to the Caidlyn Property located along Kemp Lane.
(NAC #1)(Marsh)

G. PC15-288FSI, Final Site Plan, Butterfly Ridge Elementary School

The Applicant is requesting final site plan approval for the construction of a 102,000 square foot elementary school located on Butterfly Lane.

The Applicant is also requesting a modification to Section 613 of the Land Management Code entitled, *Solid Waste Storage/Dumpster Enclosures*. (NAC #8)(Mark)

H. PC14-987PSU, Preliminary Subdivision Plat, Monocacy Center

In accordance with the approved Mixed Use Master Plan, the Applicant is requesting approval of a preliminary subdivision plat for the creation of seven lots located on the south side of Monocacy Boulevard, across from Mill Pond Road as well as the extension of Mill Pond Road through the subject property.

The Applicant is also requesting modifications to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*. (NAC #4)(Reppert)

I. PC14-989FSI, Final Site Plan, Monocacy Center

In accordance with the approved Mixed Use Master Plan, the Applicant is requesting approval of a final site plan for 553 residential units and approximately 19,000 square feet of commercial space.

The Applicant is also requesting modifications to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*. (NAC #4)(Reppert)

J. PC15-565FSCBM, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Monocacy Center

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan associated with the development of the Monocacy Center mixed use project.

The Applicant is proposing to mitigate through offsite plantings located within the Worman's Mill City Parkland along Tuscarora Creek for the entire planting requirement of 3.75 acres and planting mitigation for modified landscaping for the Monocacy Center site. (NAC #4)(Reppert)

K. PC15-480ZMA, Zoning Map Amendment, 423B E Patrick Street/Schley House

The Historic Preservation Commission is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the placement of the Historic Preservation Overlay (HPO) on the property located at 423B E Patrick Street.
(NAC #12)(Martinkosky)

L. PC15-479ZMA, Zoning Map Amendment, 106 Commerce Street/Frederick City Packing Company

The Historic Preservation Commission is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the placement of the Historic Preservation Overlay (HPO) on the property located at 106 Commerce Street.
(NAC #12)(Martinkosky)

M. PC15-482ZMA, Zoning Map Amendment 332-340 E Patrick Street/Union Mills

The Historic Preservation Commission is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the placement of the Historic Preservation Overlay (HPO) on the property located at 332-340 E Patrick Street.
(NAC #12)(Mroszczyk Murphy)

N. PC15-481ZMA, Zoning Map Amendment, 400 E Church Street/Goodwill

The Historic Preservation Commission is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the placement of the Historic Preservation Overlay (HPO) on the property located at 400 E Church Street.
(NAC #12)(Mroszczyk Murphy)

O. PC15-878ZTA, Zoning Text Amendment, Section 306, Text Amendments and Zoning Map Amendments

The Planning Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 306 of the Land Management Code entitled, *Text Amendments and Zoning Map Amendments*, pertaining to the notice provided to property owners for zoning map amendments when an applications are made to their properties by an entity other than the property owner. (M. Davis)

Approved for release by CME for BMC on 12/7/15

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyler at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.